

Clean Energy Resources Development and Incentives **Build-Ready** Program

For Local Governments



UNLOCK
new municipal
revenue

DEVELOP
local workforce

SUPPORT
clean, local
energy



Recommend a site in
your community for
consideration:

Learn more at
[nyserdera.ny.gov/
Build-Ready](https://nyserdera.ny.gov/build-ready)

Turn underutilized land into revenue-generating clean energy projects

Through the Build-Ready Program, the New York State Energy Research and Development Authority (NYSERDA) is working to advance the development of renewable energy resources and accelerate progress toward Governor Andrew M. Cuomo's nation-leading clean energy and climate goals—which include 70 percent of the State's electricity to come from renewable energy sources by 2030—as outlined under the Climate Leadership and Community Protection Act.

Build-Ready will help communities design and develop renewable energy projects and associated benefits packages that are customized to each community's needs and priorities, including consideration of environmental justice impacts.

Build-Ready will foster and encourage local understanding about the importance of renewable energy and the value that it can bring to local communities.

Host community benefits

Renewable energy systems typically do not significantly increase demands on municipal services or infrastructure. Build-Ready can help communities turn underutilized sites into valuable revenue-generating land. Priority is given to:

- previously developed sites
- existing or abandoned commercial sites
- brownfields
- landfills
- former commercial or industrial sites
- dormant electric generating sites

Revitalization of abandoned properties also improves site aesthetics and can help increase community acceptance. With the flexibility to offer direct payments or other benefits, Build-Ready can adapt to where the needs are the greatest.



NYSERDA

To demonstrate the value that renewable energy projects bring, NYSERDA works with communities to customize benefits, such as workforce development and training programs or utility bill discounts. While benefits packages vary, the following are indicative of the options NYSERDA expects to consider in conjunction with host communities:

Payment-in-Lieu-of-Taxes (PILOT) agreements

For communities that have not opted out of tax exemptions provided under [Real Property Tax Law 487](#), a PILOT agreement is an annual payment that replaces a portion of the property tax revenue a project would have otherwise generated. PILOT payments can also be paired with Host Community Agreements (HCAs) for additional benefits.

Host Community Agreements

PILOT payments must be distributed among taxing jurisdictions according to preset tax rates. HCAs offer an opportunity to retain more benefits locally as they are flexible and can be tailored to community priorities. They may take the form of additional payments, but can also include educational programs, local infrastructure upgrades, environmental restoration, recreational facilities, or other community priorities.

Utility Bill Discounts or Credits

As part of a host community benefit program being developed through a Public Service Commission proceeding ([Case# 20-E-0249](#)), residents of communities hosting large-scale renewable energy projects (typically greater than 25MW) may be able to receive a discount or credit on their utility bills. The value of this discount or credit may depend on many factors, including the expected average electrical output of the facility, the number of utility customers within the host community, the presence of environmental justice areas, and proximity to the project.

Workforce Development and Training Programs

NYSERDA will assess the need and availability of workforce training in host communities to support the creation of green jobs. Based on priorities identified by the community, NYSERDA will consult with respective State agencies, including the State and City Universities of New York, the Department of Economic Development, and the Department of Labor, to determine availability of workforce training in the area of the Build-Ready sites, with special attention given to environmental justice areas. When an opportunity is identified, NYSERDA will seek support for the local workforce and underemployed populations in communities. This support can include subsidized clean energy on-the-job training, internship programs, job fairs, discounted training and certification programs offered through local educational institutions, or local hiring/sourcing requirements for the project.

Ready to get started?

Visit nyserderda.ny.gov/Build-Ready to learn more, or email us at buildready@nyserderda.ny.gov.

Submit site recommendations at nyserderda.seamlessdocs.com/f/CERDIP_Site_Intake_Form.